

**REDEVELOPMENT AGENCY MEETING
JULY 19, 2005**

The meeting called to order as the City Council at 10:12 a.m. by Mayor Pro Tem Atkins with Deputy Mayor Zucchet, and Council Member Inzunza not present, and the Mayor vacant.

Roll Call Peters, Zucchet, Atkins, Young, Maienschein,
 Fyre, Inzunza, and Madaffer

P. Lamont Ewell, City Manager
Michael J. Aguirre, City Attorney
Leslie J. Girard, City Attorney
Elizabeth Maland, City Clerk

Excused Mayor Murphy-vacant

Mayor Pro Tem Atkins recessed the meeting at 11:24 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:32 a.m. by Mayor Pro Tem Atkins with Deputy Mayor Zucchet and Council Member Inzunza not present, and the Mayor vacant.

The meeting adjourned as the City Council at 11:33 a.m.

The meeting reconvened as the Redevelopment Agency at 11:33 a.m. by Chair Pro Tem Atkins with Agency Members Zucchet and Inzunza not present, and the Chair vacant.

Adoption

6. Transitional Housing for Seniors Program Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA 2006-2)

Subitem A. Authorize funding in the amount of \$272,000 from the FY 2006 Centre City Redevelopment Low and Moderate Income Housing Set-aside Fund to the Senior Transitional Housing Program Fund to cover leasing costs for the Transitional Housing for Senior Program.

REDEVELOPMENT MEETING MINUTES-JULY 19, 2005

Adoption

6. Transitional Housing for Seniors Program Funding-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(Continued)

Subitem B. Make certain findings and determinations that the Transitional Housing for Seniors Program is of benefit to the Centre City Redevelopment Project.

See Centre City Development Corporation Report no. CCDC-05-27 and City Manager Report no. CCDC-05-13, dated, July 13, 2005.

Council Companion Item no. 332.

Staff: Dale Royal 533-7108

Atty: Susan Y. Cola

Auditor Certificate Number: AC 2600004

No one spoke in opposition to this item.

Motion by Member Peters to approve (with Zucchet and Inzunza not present, and the Chair vacant)

Second by Member Madaffer

Vote: 6-0

Redevelopment Agency Resolution number R-03939; and City Council Resolution numbers R-300681, R-300682 and R-300683.

The meeting adjourned as the Redevelopment Agency at 11:33 a.m.

REDEVELOPMENT AGENCY MINUTES-JULY 19, 2005

The meeting called to order as the City Council at 2:08 p.m. by Mayor Pro Tem Atkins, with Deputy Mayor Zucchet and Council Member Inzunza not present, and the Mayor vacant.

The meeting adjourned as the City Council at 2:20 p.m.

The meeting called to order as the Redevelopment Agency at 2:20 p.m. by Chair Pro Tem Atkins, with Agency Members Zucchet and Inzunza not present, and the Chair vacant.

Non-Agenda Comment:

Public Comment 1:

Daniel Beeman on annual financial reports 2003, 2004, and 2005.

Adoption

1. Appointment to the San Diego Model School Development Agency (District 3)

(RA 2005-172)

Authorizing Debra Fischle-Faulk, Deputy Executive Director of the Redevelopment Agency, to serve as a member of the Board of Directors of the San Diego Model School Development Agency, on behalf of the Redevelopment Agency.

See Redevelopment Agency Report no. RA-05-26, dated, July 13, 2005.

Staff: Jim LoBue 533-5263

Elaine DuVal 533-5429

Atty: Carrie L. Gleeson

Public testimony in opposition by Daniel Beeman.

Motion by Member Fyre to approve (with Zucchet and Inzunza not present, and the Chair vacant)

Second by Peters

Vote: 6-0

Redevelopment Agency Resolution number R-03940.

REDEVELOPMENT AGENCY MINUTES-JULY 19, 2005

Adoption

2. **Exclusive Negotiation Agreement (ENA) with the Las Ventanas, LLC for the Las Ventanas Del Mundo Project (District 8)**

(RA 2006-4 Corr.Copy)

Subitem A. That the Redevelopment Agency enter into an Exclusive Negotiation Agreement (ENA) with Las Ventanas, LLC and accept a Developer Deposit of \$60,000, payable in two installments.

Subitem B. Amend the Fiscal Year 2006 Agency budget for San Ysidro and authorize expenditure of funds for costs related to the ENA.

See Redevelopment Agency Report no. RA-05-19, dated, July 13, 2005.

Staff: Robert Chavez 533-5368

Atty: Susan Y. Cola

Motion by Member Madaffer to approve (with Zucchet and Inzunza not present, and the Chair vacant)

Second by Peters

Vote: 6-0

Redevelopment Agency Resolution and Document number R-03941 and D-03941.

3. **Additional Expenditure to Subsidiaries of Allied Waste for Lanfill Fees at the "Smart Corner"-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(RA 2006-6)

Authorize the additional expenditure to subsidiaries of Allied Waste for the landfill fees at the Smart Corner project in the amount of \$487,241. The maximum compensation not to exceed \$1,144,241.

See Centre City Development Corporation Report no.CCDC-05-28, dated, July 13, 2005.

Staff: John Anderson 533-7140

David Allsbrook 533-7112

Atty: Susan Y. Cola

Auditor Certificate Number: AC 2600003

Adoption

3. **Additional Expenditure to Subsidiaries of Allied Waste for Lanfill Fees at the "Smart Corner"-Core Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)**

(Continued)

Public testimony in opposition by Daniel Beeman.

Motion by Member Peters to approve (with Zucchet and Inzunza not present, and the Chair vacant)

Second by Madaffer

Vote: 6-0

Redevelopment Agency Resolution and Document number R-03942 and D-03942.

4. **Bond Counsel Service –Centre City and Horton Plaza Redevelopment Projects (District 2)**

(RA 2006-3)

Approve Agreements with Nossaman, Guthner Knox & Elliott LLP and Adorno Yoss Alvarado & Smith Jointly & Orrick Herrington & Sutcliffe LLP for a period of three (3) years, to serve as Bond Counsels relating to the Sale of Tax Allocation Bonds in the Centre City and/or Horton Plaza Redevelopment Projects.

See Centre City Development Corporation Report no. CCDC-05-31, dated, July 13, 2005.

Staff: Susan Schade 533-7127

David Allsbrook 533-7112

Atty: Sharon Matthews

Public testimony in opposition by Daniel Beeman.

Motion by Member Peters to approve (with Zucchet, Maienschein, and Inzunza not present, and the Chair vacant)

Second by Madaffer

Vote: 5-0

Redevelopment Agency Resolution and Document number R-03943 and D-03943a, D-03943b.

Adoption

5. Sunburst Apartments-Proposed Owner Participation Agreement with San Diego Lesbian, Gay, Bisexual, Transgender Community Center-East Village Redevelopment District of the Expansion Sub Area of the Centre City Redevelopment Project (District 2)

(RA 2006-5) (Corr. Copy)

Subitem A. Approve the Proposed Owner Participation Agreement between the Redevelopment Agency and San Diego Lesbian, Gay, Bisexual, Transgender Community Center to development a youth housing project at 1640 Broadway.

Subitem B. Authorize the Executive Director, or designee, to sign all documents necessary and appropriate to carry out and implement the agreement, and to administer the agency's obligations, responsibility and duties to be performed under said agreement.

Subitem C. Authorize to appropriate and expend funds not to exceed \$2,545,000, from Fund 98881, for the purpose of financing the project.

See Centre City Development Corporation Report no. CCDC-05-23, dated, July 13, 2005.

Staff: Dale Royal 533-7108

Atty: Susan Y. Cola

Auditor Certificate Number: AC 2501047

Public testimony in opposition by Daniel Beeman.

Motion by Member Peters to approve (with Zucchet, Maienschein and Inzunza not present, and the Chair vacant)

Second by Fyre

Vote: 5-0

Redevelopment Agency Resolution and Document numbers R-03944 and D-03944.

Adjournment

The meeting adjourned as the Redevelopment Agency at 2:35 p.m.

Elizabeth S. Maland, Secretary Redevelopment Agency
of the City of San Diego (jis)